

CITY OF TROUTDALE PERIODIC REVIEW WORK PROGRAM

TASK 1. Designating Urban and Rural Reserves (GOAL 14 Urbanization)

Issue: Metro regional government is currently working with the three Portland Metro area counties to designate urban and rural reserves. The City needs to be involved in this process in order to express its desire for how lands to the south and southeast of us should be treated. Designation as urban reserves could affect public facilities planning and other periodic review tasks, assuming these lands will eventually be added to the Urban Growth Boundary and annexed into the city.

- Subtasks:
- a. Establish the City's position with respect to future urban development of lands adjacent to the City to our south and southeast based on the factors for designating urban and rural reserves and the City's vision for the future.
 - b. Evaluate the capacity of Troutdale's utility systems and the feasibility of servicing the lands identified in 1.a. and determine financial impacts of servicing these lands.
 - c. Make findings to support the City's position regarding which lands, if any, should be designated urban reserves.
 - d. Provide the findings from 1.c. to Metro and Multnomah County for their consideration in making designations.
 - e. Coordinate with the public facilities planning in Task 4 to include relevant designated urban reserves, if any.

- Products:
- a. A report on the City's ability to service the lands to the south and southeast.
 - b. A report with findings and recommendations on lands for urban reserve designation.

Submittal Date to DLCD: May 31, 2009

TASK 2. Housing Opportunities and Needs (GOAL 10 Housing)

Issues: Urban Growth Boundary (UGB) Expansion

Metro has begun the process for the next round of potential UGB expansions to accommodate 20 years worth of population growth for the period 2009-2029. The next Urban Growth Report, due at the end of 2009, will determine how much additional land, if any, must be brought into the UGB to meet projected demand. As part of the UGB evaluation process, Metro will likely give each local jurisdiction a housing allocation (housing capacity target) which reflects its fair share of the region's future housing demand. The City will need to coordinate with Metro in order to determine what our housing needs are and how much housing we can reasonably accommodate.

Affordable Housing

With the continually escalating cost of housing, more and more people are being priced out of the housing market. The City should undertake an analysis of its housing stock to determine whether it is affordable to a broad range of household income levels.

Metropolitan Housing Rule (OAR 660, Division 7)

State law requires jurisdictions within the Portland Metropolitan Area to designate sufficient buildable land to provide the opportunity for at least 50% of new residential units to be attached single family housing (e.g., rowhouses) or multiple family housing (e.g., apartments). In addition, each city must meet a specific minimum residential density for new housing construction. Troutdale must provide an overall density of eight or more dwelling units per net buildable acre.

- Subtasks:
- a. Complete a buildable lands inventory in accordance with the Metropolitan Housing Rule to determine housing capacity for each zoning district that permits residential uses. Share this information with Metro for their use in the UGB evaluation process.
 - b. Analyze housing data for compliance with the Metropolitan Housing Rule.
 - c. Review the current Comprehensive Plan map, goals and policies related to housing and amend as necessary to reflect desired outcomes and the legal requirements of the Metropolitan Housing Rule.
 - d. Amend zoning map and development code, if necessary, to implement Comp Plan housing policies.

- Products:
- a. Residential Buildable Lands Inventory in compliance with the Metro Housing Rule.
 - b. An analysis of the current Comprehensive Plan policies, zoning map and development code provisions related to housing.
 - c. If necessary, prepare and adopt amendments to the Troutdale Comprehensive Plan, the Plan map, zoning map and/or the Troutdale Development Code.

Submittal Date to DLCD: January 29, 2010

TASK 3. Commercial and Industrial Lands (GOAL 9 Economic Development)

Issues: Columbia-Cascade River District (CCRD)

The majority of the City's buildable employment lands (commercial and industrial zoned land) lie north of I-84 – an area that has come to be called the Columbia-Cascade River District. In 2006 and 2007 the City partnered with the other three East County cities of Gresham, Fairview and Wood Village and with the Port of Portland to prepare an economic development master plan for the River District. An economic opportunities analysis was done for the CCRD as part of that master plan. Although the City Council approved and accepted this plan, it should be incorporated in some form into the City's Comprehensive Plan. A complete analysis of the City's employment lands needs to be conducted in order to determine if there is an adequate supply of commercial and industrial lands citywide to meet anticipated needs.

County Farm Property

The County Farm Property lying on the north side of Halsey Street is zoned light industrial, but there does not appear to be any desire to see it developed with industrial uses. It is commonly understood that the current zoning is a holding zone until a specific development to the City's liking is proposed and then the City will determine the appropriate zoning to accommodate the development. The City should take a comprehensive look at this property to see what type of development it truly desires here and then rezone the property to achieve it.

- Subtasks:
- a. Complete a buildable lands inventory for employment lands by zoning district to determine supply.
 - b. Coordinate with Metro's economic forecasting and trends analysis to determine if there are sufficient sites that are suitable for the type of use most likely to develop in the area.
 - c. Review current Comprehensive Plan policies related to commercial and industrial lands and economic development; amend as necessary to reflect desired outcomes.
 - d. Amend zoning map and development code, if necessary, to implement Comp Plan policies and to achieve desired employment goal outcomes.

- Products:
- a. A commercial and industrial buildable lands inventory.
 - b. An economic opportunities analysis for the area outside the Columbia-Cascade River District.
 - c. An analysis of the current Comprehensive Plan policies related to economic development.
 - d. If necessary for compliance, adopted amendments to the Troutdale zoning map and/or the Troutdale Development Code.

Submittal Date to DLCD: July 30, 2010

TASK 4. Public Facilities Plan (GOAL 11 Public Facilities and Services) and Transportation (GOAL 12)

Issue: The City now has a variety of separate studies and individual plans for its public utilities, such as water, wastewater and stormwater, but not a single, comprehensive public facilities plan that has been prepared according to Goal 11 and its implementing Oregon Administrative Rule (OAR 660-011). Periodic Review requires the City to update information concerning the City's utility systems. The City adopted its current Transportation System Plan (TSP) in August 2005. At that time the TSP met all the requirements of the Transportation Planning Rule (OAR 660-12), but the TSP should be evaluated for compliance with any new TPR requirements since it was adopted.

Subtask 4.1. Water

- a. Provide overview of City's water supply, storage, and distribution system, including current and emerging challenges and concerns.
- b. Identify key findings.

- c. Identify City goal and policies.
- d. Identify recommended action measures.

Subtask 4.2. Wastewater

- a. Provide overview of City's sanitary sewer collection and treatment system, including current and emerging challenges and concerns.
- b. Identify key findings.
- c. Identify City goal and policies.
- d. Identify recommended action measures.

Subtask 4.3. Storm water

- a. Provide overview of City's storm water management system, including current and emerging challenges and concerns.
- b. Identify key findings.
- c. Identify City goal and policies.
- d. Identify recommended action measures.

Subtask 4.4. Public Facilities Plan

- a. Prepare a public facilities plan in accordance with OAR 660-011 that describes the City's water, wastewater, and stormwater facilities which are needed to support the land use designations under the comprehensive land use plan.

Subtask 4.5. Transportation

- a. Evaluate the City's adopted TSP for compliance with OAR 660-011.

Product: An adopted Public Facilities Plan.

Submittal Date to DLCD: September 30, 2010

TASK 5. Goal 5 Resources (GOAL 5 Natural Resources, Scenic and Historic Areas, and Open Spaces)

Issue: Historic Preservation and Protection of Scenic Areas

Many of Troutdale's older structures have historical significance and deserve to be given historical status. Although the City of Troutdale has an inventory of older buildings, structures, and sites of historical significance, only a few of these are officially listed and are afforded any kind of protected status. The City needs to take a fresh look at identifying, listing and protecting its historical properties. Scenic areas, vistas, and viewpoints are also important features of the community landscape. These should also be identified and efforts made for their protection.

- Subtasks:
- a. With assistance from the Troutdale Historical Society and the State Office of Historic Preservation, reassess and update the 1990 list of historical properties within Troutdale.
 - b. Research historical preservation programs and tools that are available to the City.

- c. Evaluate the City's current Community Resource Overlay District standards for their effectiveness in preserving and protecting historical properties.
- d. Identify scenic vistas and viewpoints and evaluate methods for their protection
- e. Amend the development code and/or adopt other methods for preserving historical sites and scenic areas.

- Products:
- a. An updated inventory of historical properties.
 - b. A listing of scenic areas, vistas and viewpoints.
 - c. A report on the effectiveness of the City's current historical preservation program and measures for improving it.
 - d. If necessary, adopted amendments to the Troutdale Development Code or adoption of other tools to strengthen protection and preservation of the City's historical sites and scenic areas.

Submittal Date to DLCDC: March 1, 2011

TASK 6. Comprehensive Plan Update

Issue: The Troutdale Comprehensive Plan is nearly 20 years old having last undergone extensive revisions in 1990. The information contained in the plan is outdated. The goals and policies in the plan might not reflect current community values or public sentiment about land use and growth management issues or changes in state land use law. Along with changes to the comprehensive plan that result from other work program tasks, the remainder of the document needs to be updated to guide the City's growth and development consistent with the community's hopes and desires for the future and consistent with current applicable laws.

- Subtasks:
- a. Gather background information about current conditions and future trends and draft new text for each of the comprehensive land use plan goals.
 - b. Assess where the current comprehensive plan has fallen short of expectations and the lessons learned during the time it has been in effect.
 - c. Conduct public involvement meetings to: 1) educate Troutdale citizens about the comprehensive plan; 2) garner public opinion regarding each of the comprehensive plan goals; and, 3) formulate policy statements for each goal.
 - d. Incorporate the various products from other work program tasks with the updated policies to draft a new comprehensive plan.
 - e. Hold hearings on adoption of a new comprehensive land use plan.

- Products:
- a. Revised text for comprehensive land use plan goals.
 - b. An adopted updated comprehensive land use plan.

Submittal Date to DLCDC: December 30, 2011